



Notice of Development Review

The Columbia River Gorge Commission is seeking comment on the following development review application:

FILE NUMBER:	C25-0003
PROPOSAL:	The Columbia River Gorge Commission has received an application for a vineyard, winery and tasting room.
APPLICANT:	Brad Gearhart
LANDOWNER:	C Lazy J, Inc.
SIZE and LOCATION:	The subject property is described as Tax Lot Number 02-14-1500-0004/00 in the northwest quarter of Section 15, Township 2 North, Range 14 Range 14 East, Willamette Meridian, Klickitat County, Washington.
LAND USE DESIGNATION:	General Management Area (GMA) – Small-Scale Agriculture (80)
NOTICE DATE:	June 9, 2025
COMMENT DEADLINE:	June 30, 2025

The application and supporting documents are available for review Monday through Thursday from 8:00 a.m. to 5:00 p.m. at the Gorge Commission office at 57 NE Wauna Avenue, White Salmon, Washington. The application and supporting documents are also available on the Gorge Commission’s website at <http://www.gorgecommission.org/land-use/pending-applications/>.

This application will be reviewed for consistency with the Columbia River Gorge Commission’s Land Use Ordinance (Commission Rule 350-082). The Gorge Commission may consider comments about consistency with *Management Plan for the Columbia River Gorge National Scenic Area* and the Columbia River Gorge National Scenic Area Act, 16 U.S.C. §§ 544 - 544p. Copies of these authorities are available on the Gorge Commission’s website at <http://www.gorgecommission.org/about-crgc/legal-authorities/>.

Comments may be mailed to the Gorge Commission office at P.O. Box 730, White Salmon, WA 98672 or emailed to info@gorgecommission.org. All comments received are public

records and will be provided to persons who request a copy in accordance with the Gorge Commission's rule governing public records (Commission Rule 350-12).

Consistency with the National Scenic Area Act does not imply or ensure compliance with any other applicable local, state, or federal law.

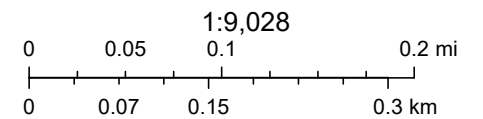
If you have any questions, please contact Bryce Guske at (509) 493-9622 or by email at mackenzie.aamodt@gorgecommission.org.

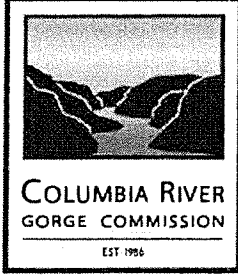
C25-0003 Gearhart



Brad Gearhart
Wishram, WA, Klickitat County
Section 15, TN2, Range 14 East
Tax lot: 02-14-1500-0004/00

 Taxlots





For office use:
Application No. _____

Land Use Application

Applicant(s) BRAD GEARHART

Mailing Address: PO BOX 28 LYLE WA 98635

Phone: (541) 490 6773

Email brad@jacobwilliamswinery.com

Property Owner(s) C LAZY J INC

Mailing Address: 418 Gaung St Centerville WA 98613

Phone: 541-993-7717

Email kelli.k.kayser@gmail.com

Street Address
of Parcel

HWY 14

Township, Range,
Section, Qtr. Section

NW1/4 15-2-14

Tax Lot Number(s)

TL # 2
PARCEL # 02141500000400

Parcel Size 35 ACRES

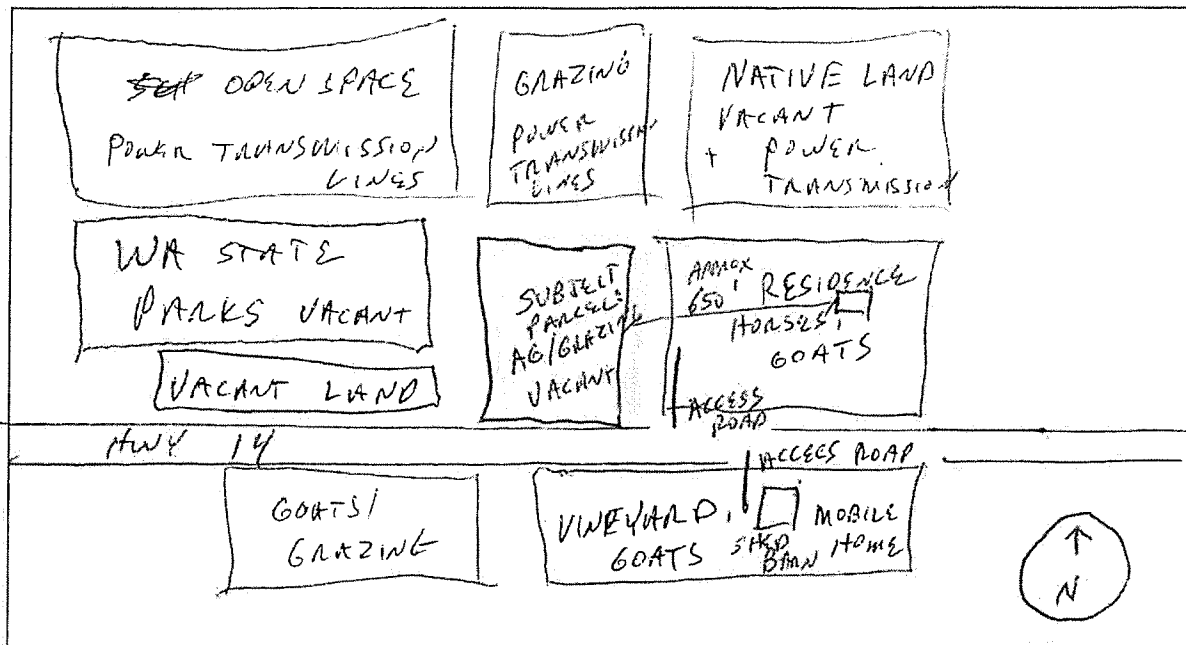
Summary of
Proposal

NEW CULTIVATION 3 ACRES GRAPES
3 BUILDINGS FOR PROCESSING AG PRODUCTS
& SALE OF AG PRODUCTS

Existing Use
of Parcel

GRAZING / VACANT

Adjacent Uses: Please briefly describe the use of parcels that adjoin your parcel, including use, number and types of buildings, approximately distance from the property lines, and access roads.



Signatures and Authorization to Access the Property: The property owner and holders of easements and partial interests indicate that they are aware that this application is being made on the subject property and the property owner authorizes the Gorge Commission and the Commission's designees reasonable access to the site to evaluate the application. Property owners and easement or partial interest holders may sign copies of this signature page.

Applicant(s) signature: _____ Date _____
Bradley Gerhart BRADLEY GERHART 05/15/25

Property owner(s) signature: _____ Date _____
Signed by:
Kelli Kaiser-Reed Kelli Kaiser-Reed 5/26/2025
041242707C594C7...

Easement and Partial Interest(s) signature: _____ Date _____

Existing Buildings and Structures: Please provide the following information for each building and structure on the parcel.

Building or Structure (do not include fences or roads)	Size (square feet)	Height (measure from lowest point)	Length and Width	Year Built (if known)
NO EXISTING STRUCTURES				

Detailed Project Description: Please describe all proposed development and use of the development, including size, height, exterior colors, construction materials of proposed structures (including access roads), areas of ground disturbance, landscaping details, and structures that you propose to remove. Please describe all aspects of your project in this description or the public notice and final decision may not include an element of your development, which could require a new notice and decision. You may attach additional pages if necessary.

PROPOSED 3⁺ ACRE VINEYARD (NEW CULTIVATION) |
 PROPOSED: 3536 SQ FT PRODUCTION/TANK (BARREL BUILDING
 WALL HT 16' ROOF PITCH 29' FOR PRODUCTION OF LOCAL AG PRODUCTS (WINE)
 PROPOSED: 1920 SQ FT TASTING ROOM, RETAIL SALES OF
 WALL WINE, WITH ADJACENT 1080 SQ FT COVERED &
 SCREENED PORCH (UNHEATED) CASE WINE
 STORAGE PROPOSED FOR DAYLIGHT PORTION.
 OF TASTING ROOM ~~BASMENT~~
 SEE PAGES: 1, 2, 3, 4 ATTACHED FOR EXT MATL,
 COLORS, LANDSCAPE DETAILS, AREAS
 OF DISTURBANCE ETC.

Adjacent Property Owners

Township, Range, Section, Tax Lot Number	Name and Address (and e-mail if possible)
LEGAL: ALL 9-2-14 PARCEL # 02140900000000	SCHREINER FARMS 105 8TH AVE SE OLYMPIA WA 98501
NW NE; S2NW; W2SW; NENW; 10-2-14 PARCEL # 02141000000200	KAYSER LAND & CATTLE INC 366 BASSE RD. CENTRAVILLE WA 98613
GOVT LOT 1; GOVT LOT 2 LYING N OF HWY; NENW LYING N OF HWY; 15-2-14 PARCEL # 02141500000200	LEON - TRUSTE, PETER PO BOX 10 WISHAM WA 98673
PARCEL # 0214000000100	NATIVE LAND (UNLISTED)
N2NE; 16-2-14 PARCEL # 02141600000100	WA STATE PARK & REC PO BOX 42650 OLYMPIA WA 98504-2650
LOT 1 LESS R/W LESS PTN TRACT C 307-2 & PTN C-319-1 LESS PTNS OF HWY 16-2-14 PARCEL # 02141600000700	RATHOD, B 433 NE 66TH AVE PORTLAND OR 97213
GOVT LOT 2 SO. OF HWY LESS R/W & PTN E OF ROAD LOTS 3 & 4 LESS PTN OF TRACTS	RAPTOR RIVER LLC PO BOX 245 WISHAM WA 98673
(CONT) NWNW LESS TL 2 15-2-14 PARCEL # 02141500000900 MH	X
LOT 1 LYING S OF HWY LESS PTN OF TRACTS 16-2-14 PARCEL # 02141500000900	RAPTOR RIVER LLC PO BOX 245 WISHAM WA 98673

Key Viewing Areas

Key viewing areas are important public viewpoints and areas that afford opportunities to view the Gorge scenery (350-082-0070(108)).

Please check which of the following key viewing areas that can be seen from your proposed development site, even if the building site is blocked by trees. You do not need to check key viewing areas that are blocked by topography.

- Historic Columbia River Highway
- Old Highway 8
- Highway I-84
- Washington State Route 14
- Washington State Route 141
- Washington State Route 142
- Panorama Point Park
- Columbia River
- Rowena Plateau and Nature Conservancy Viewpoint
- Cook-Underwood Road

If your project could be visible from one or more key viewing areas, then you must submit elevation drawings and landscaping details.

Elevation drawings must show the sides of proposed buildings that could be visible from key viewing areas, must be drawn to scale, and must include the following:

- Geometrical exterior of the length and width of structures as seen from a horizontal view.
- Sizes and dimensions of windows, doors, and covered openings;
- Natural grade
- Finished grade

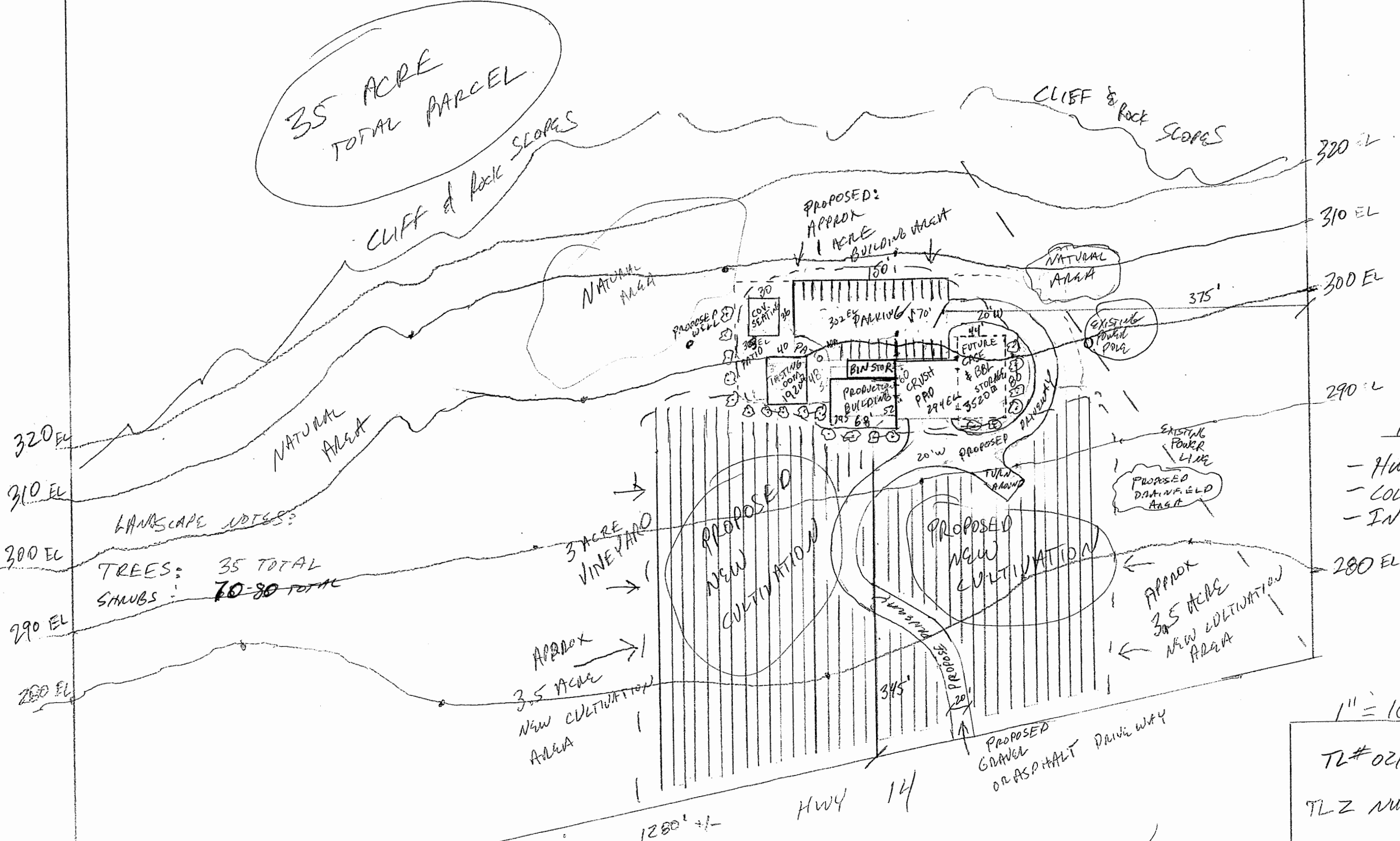
Landscape details must show how you propose to screen your project from key viewing areas and must include the following:

- Location of plants used
- Number of plants
- Size of plants
- Type of plants
- Irrigation provisions or other measures to ensure the survival of landscaping planted for screening purposes
- Location of existing and proposed topographical features, such as berms, that would screen your project.

35 ACRE
TOTAL PARCEL

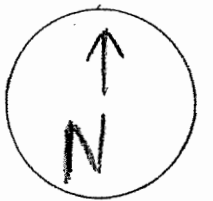
CLIFF & ROCK SLOPES

CLIFF & ROCK SLOPES



KEY VIEWING AREAS:

- HWY 14
- COLUMBIA RIVER
- INTERSTATE 84

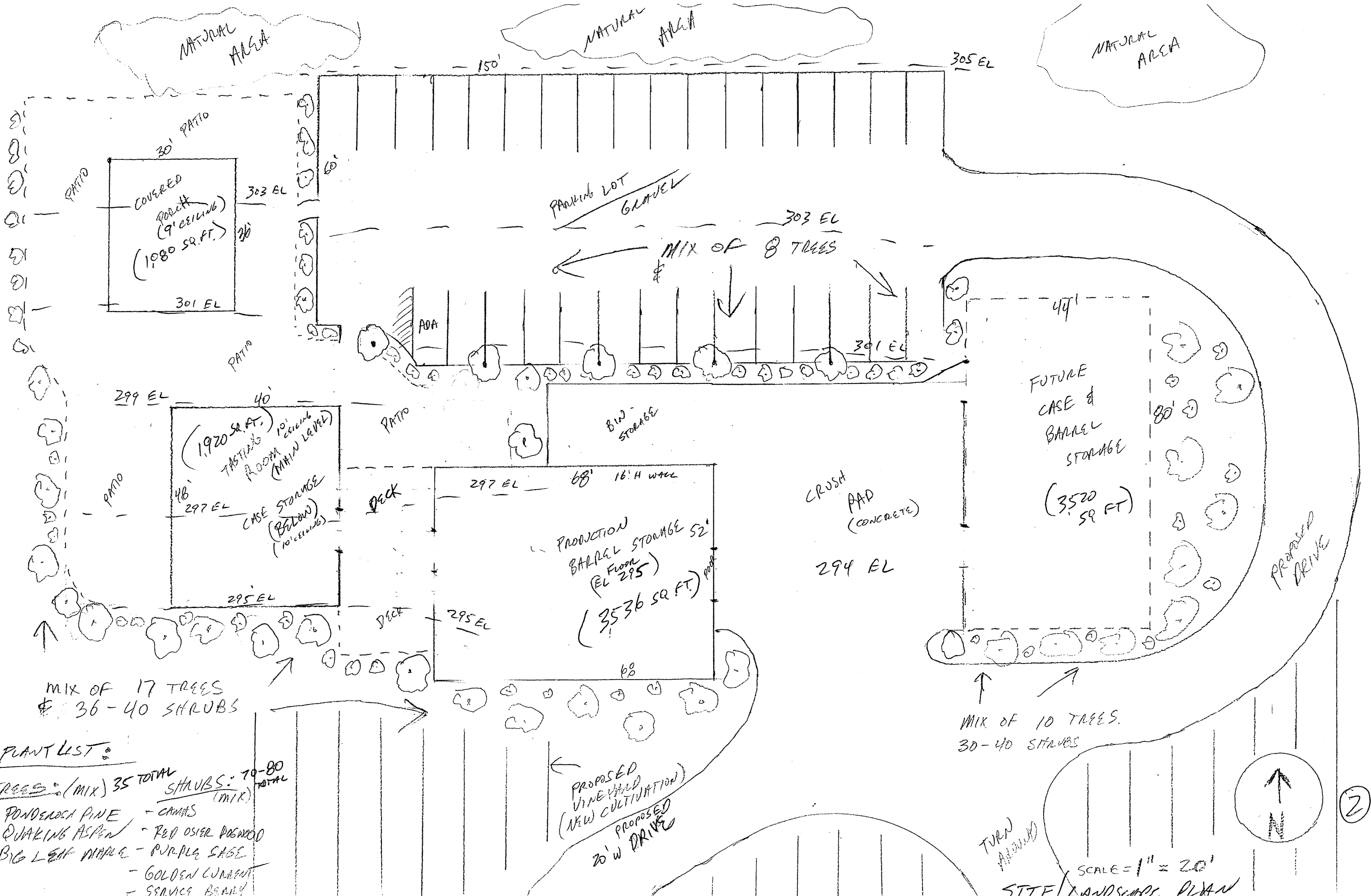


1" = 100' SCALE

TL# 02141500000400
TLZ NWNW 15-2-14 ①

BRAD GEAR HART APPLICANT
541 490 6773 PHONE
brad@jacobwilliams.com EMAIL

SITE PLAN

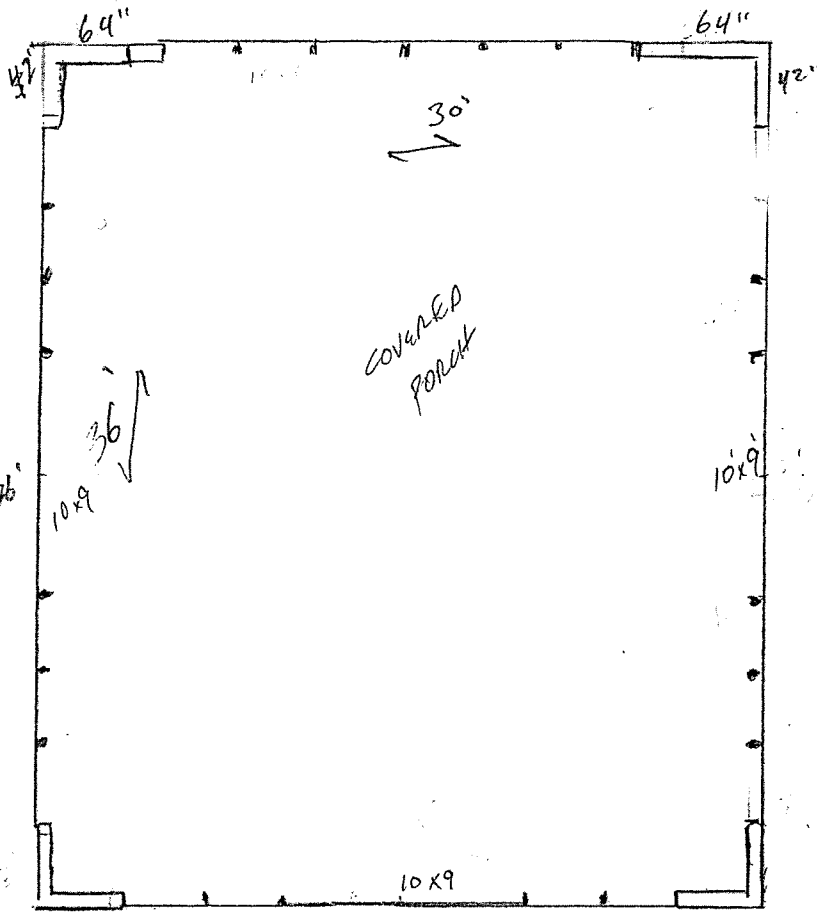
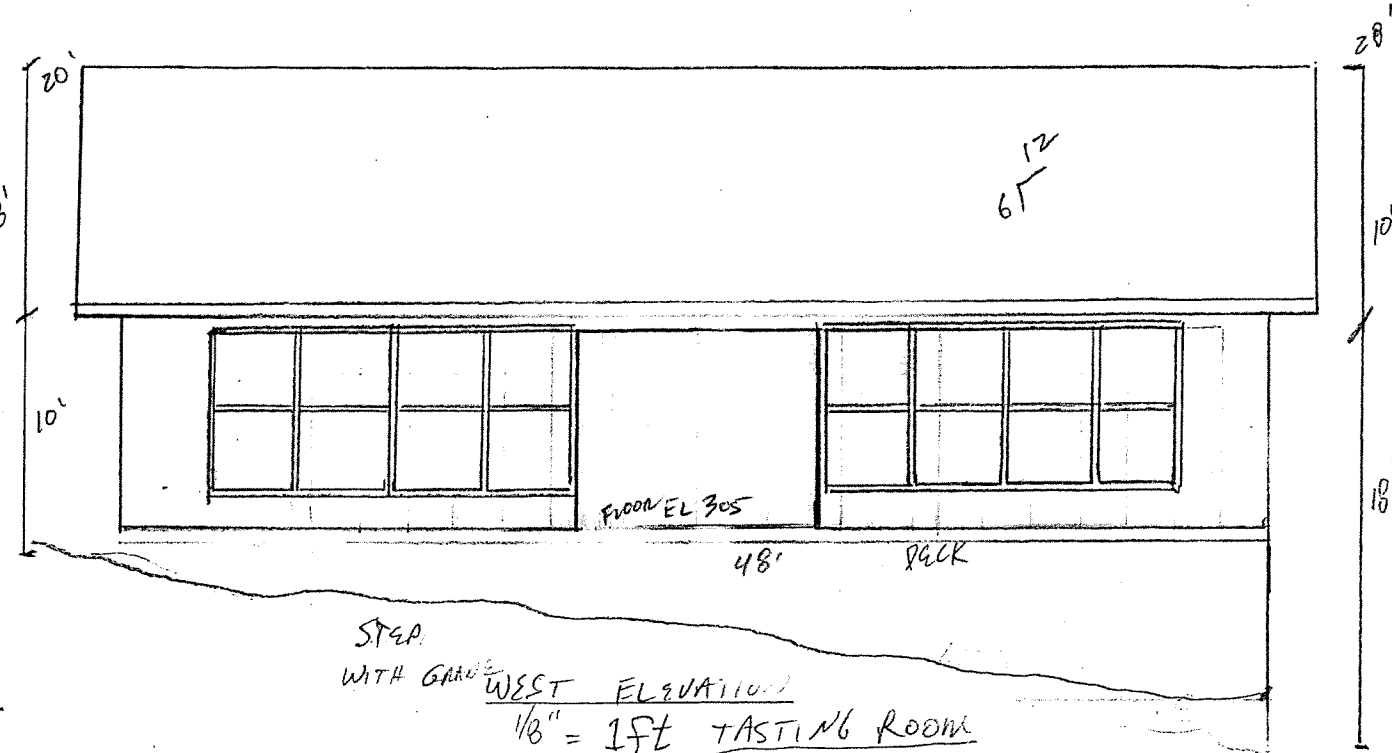
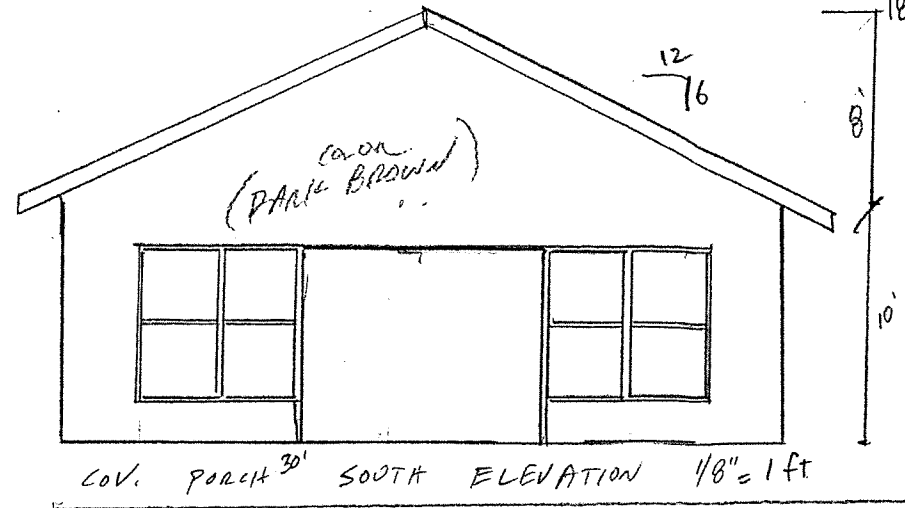


MIX OF 17 TREES
 \$ 36-40 SHRUBS

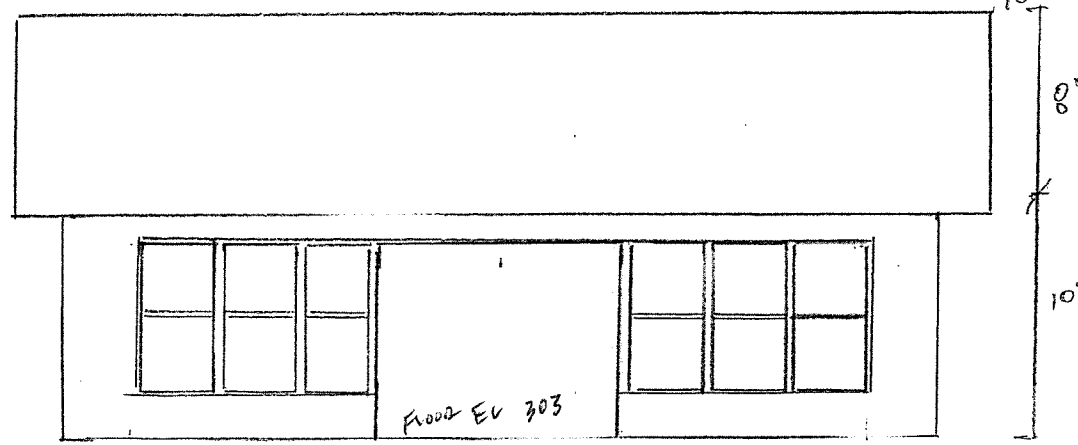
- PLANT LIST:**
- | | |
|----------------------|---------------------|
| TREES (MIX) 35 TOTAL | SHRUBS: 70-80 TOTAL |
| POWDEROAK PINE | - CAMAS |
| QUAKING ASPEN | - RED OSIER DOGWOOD |
| BIG LEAF MAPLE | - PURPLE SAGE |
| | - GOLDEN CUNENT |
| | - SERVICE BERRY |

SCALE = 1" = 20'
 SITE/LANDSCAPE PLAN

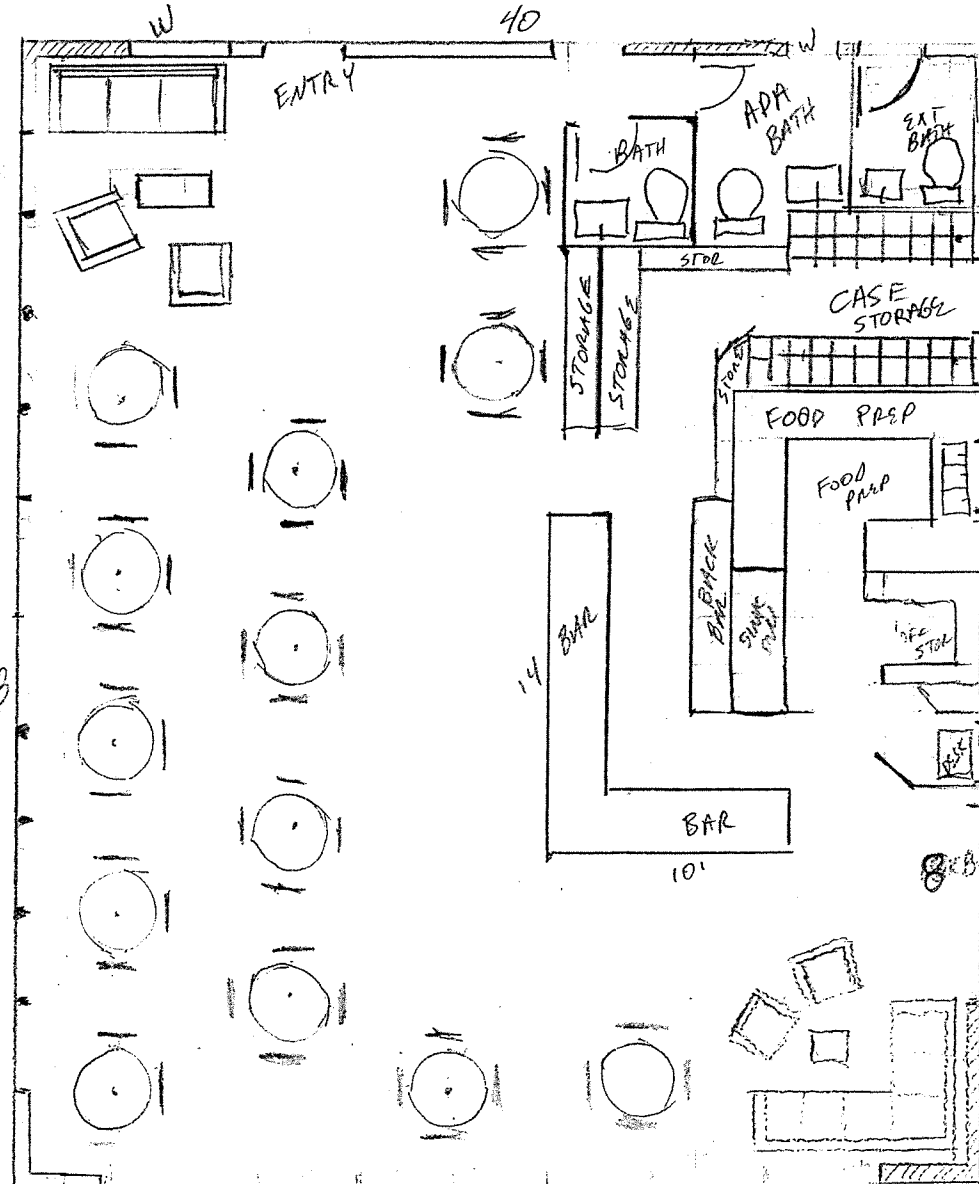
(2)



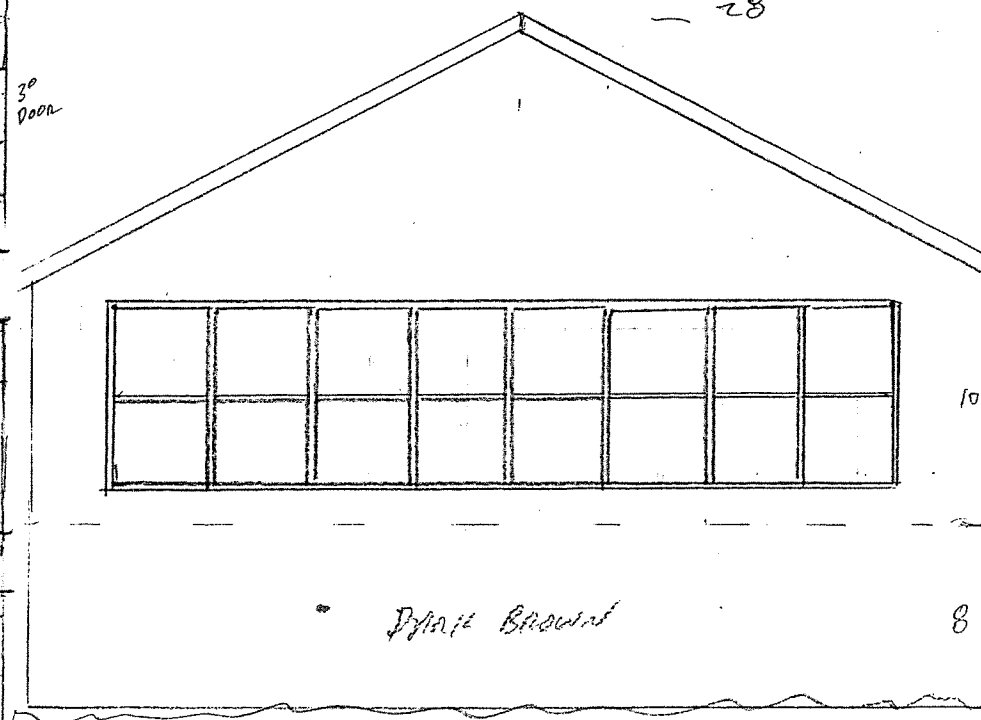
COVERED PORCH 1/8" = 1 FT SOUTH ELEVATION



1/8" = 1 FT COVERED PORCH W. ELEVATION



TASTING ROOM 1/8" = 1 FT



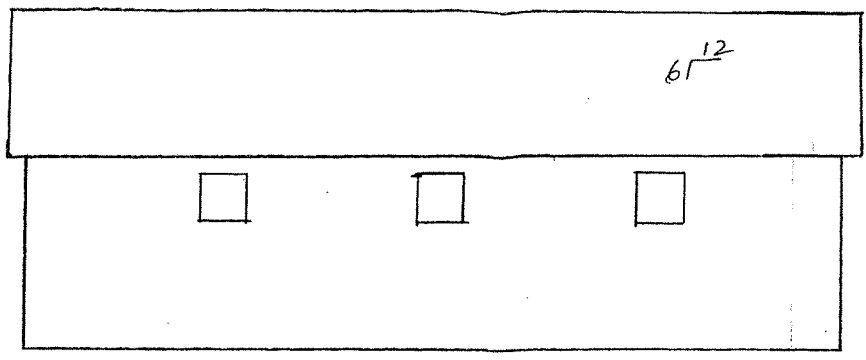
1/8" = 1 FT SOUTH ELEVATION TASTING ROOM

3

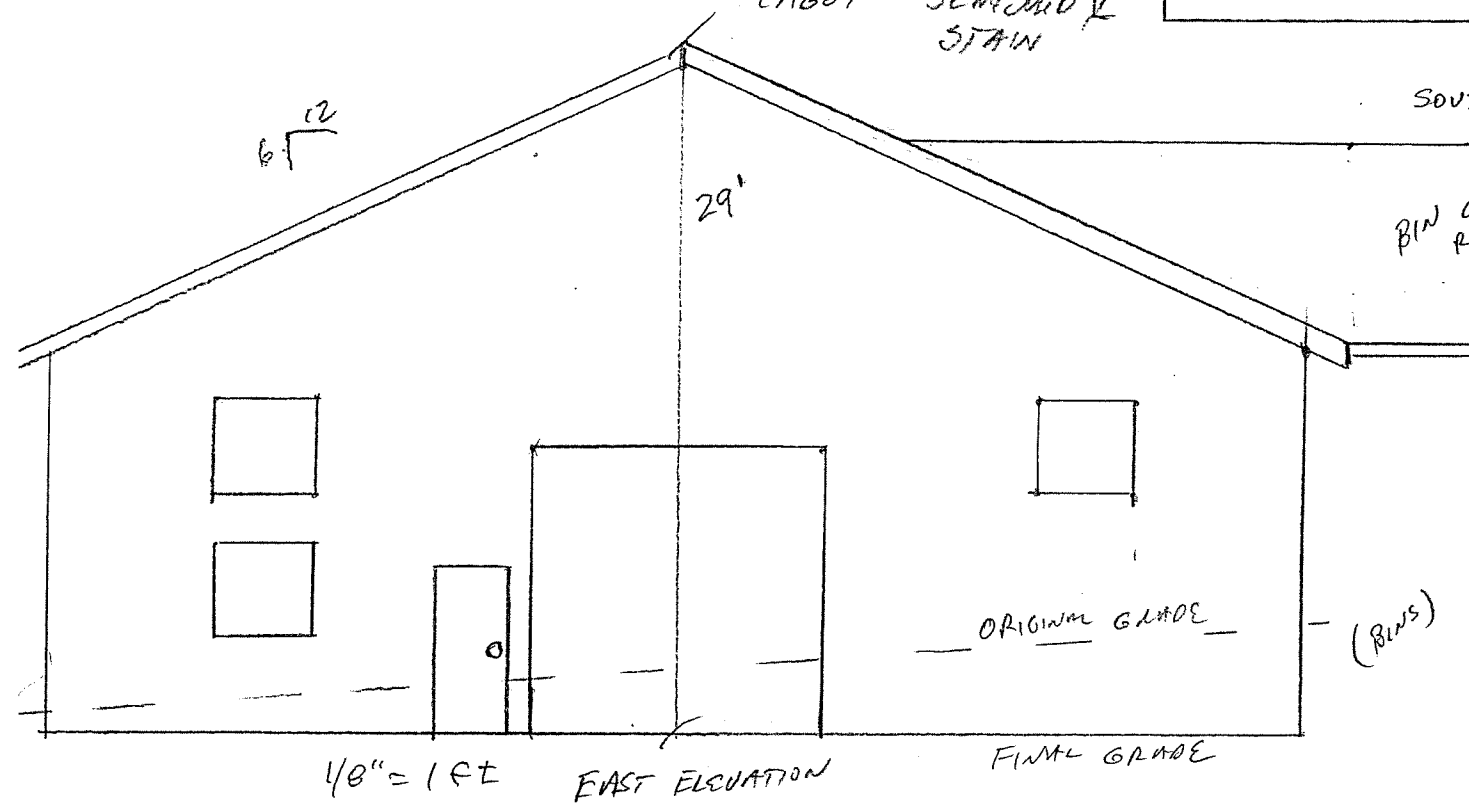
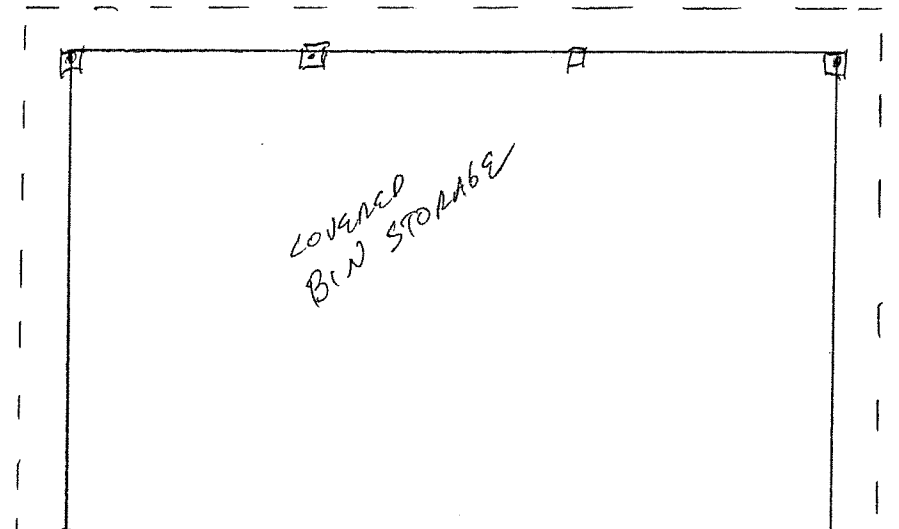
MATERIALS:
EXT-COLORS

ROOFING 50 year COMPOSITION
OR METAL (DARK BROWN)

SIDING BOARD & BATT W/ID
OR METAL 'MISSION BROWN'
'CABOT' SEMI-GLOSS STAIN

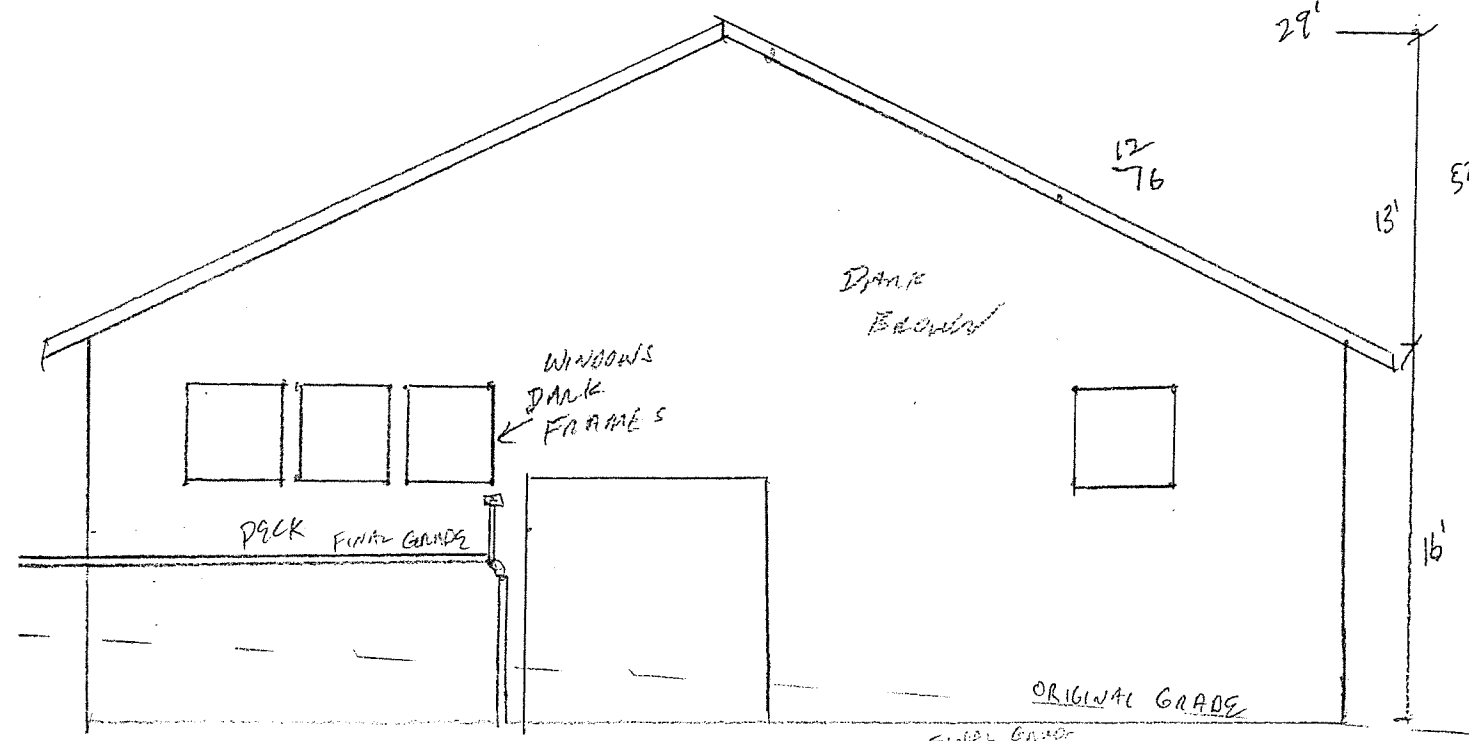
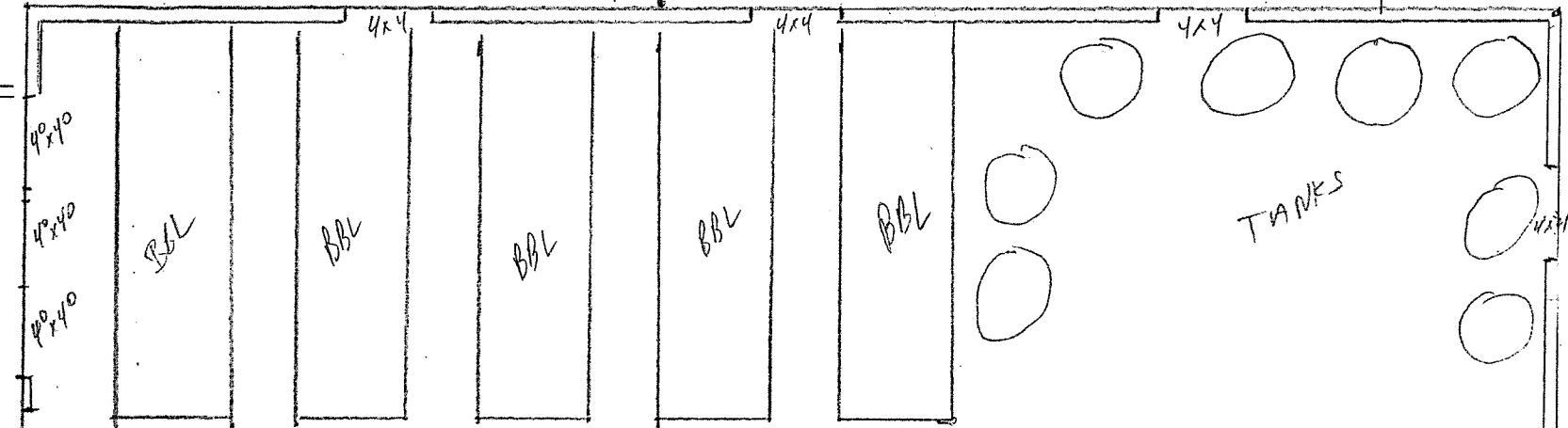


SOUTH ELEVATION 1"=16'



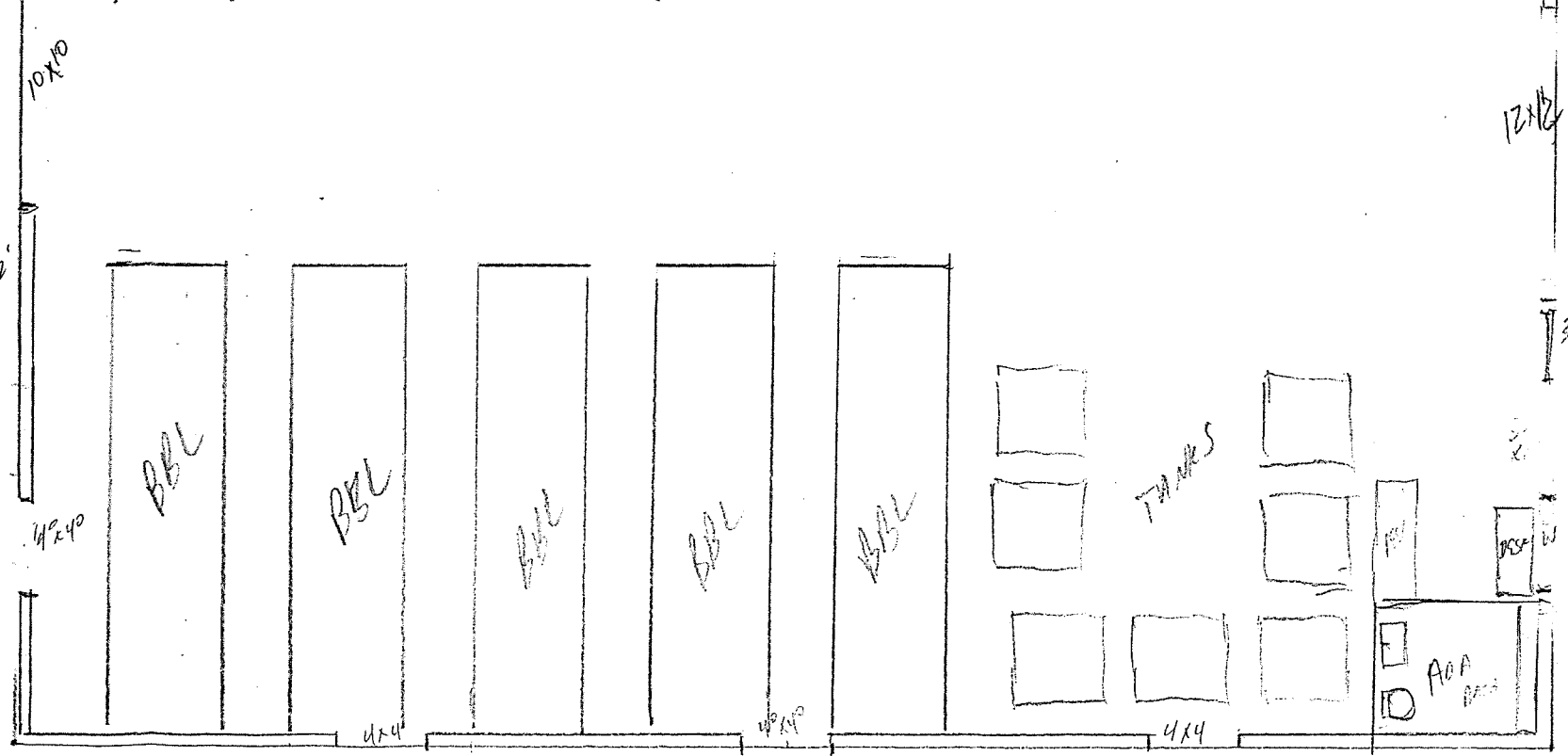
EAST ELEVATION

BIN COVER ROOF



WEST ELEVATION

PRODUCTION / BARREL BLDG



COLOR & MATERIALS LIST PRODUCTION / TANK / BARREL BUILDING 1/8"=1 FT

